



U.S. Department  
of Transportation

Federal Aviation  
Administration

# Advisory Circular

**Subject: LAND ACQUISITION AND RELOCATION  
ASSISTANCE FOR AIRPORT IMPROVEMENT  
PROGRAM ASSISTED PROJECTS**

**Date: 5/1/97  
Initiated by: APP-600**

**AC No: 150/5100-17  
Change: 2**

**1. PURPOSE.** The purpose of this change is to update the AC, as described in the following.

a. Replace Appendix 2 with a corrected and updated Appendix 2 describing replacement housing payment options for mobile home displacement.

b. Modify paragraph 8-3, Owner Retention, to advise that owner retention may be offered to an owner occupant where the airport owner determines that retention and removal of an acquired dwelling by the displaced owner is practical and feasible.

c. The change number and date of change is shown at the top of each page.

## PAGE CONTROL PAGE

Remove Pages	Dated	Insert Pages	Dated
8-1 & 8-2	3/29/96	8-1	5/1/97
Appendix 2	3/29/96	8-2	3/29/96
		Appendix 2	5/1/97

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## CHAPTER 8. PROPERTY MANAGEMENT

**8-1. GENERAL.** Property management as described herein relates to the control and administration of lands and improvements acquired for airport purposes from the time title is vested with the sponsor until the property is used for the purpose intended or disposed of when obtained as a noise abatement or mitigation measure. This involves the maintenance and protection of the property acquired, including improvements, the responsibility for occupancy and rental of improved and unimproved lands, and the disposition of improvements by sale or demolition.

**8-2. PROPERTY POSSESSION.** When the sponsor receives title for each property that has been acquired, it should record a complete description of each improvement, the improvement's location, and other pertinent identification. The sponsor should also record the term of occupancy of those inhabiting the improvement and/or removal of improvement under the acquisition agreement.

a. Inspection. The sponsor should inspect the property to:

- (1) Determine the present condition of the improvements and fixtures acquired.
- (2) Determine that all fixtures and equipment acquired by the sponsor as real property remain on the property.
- (3) Make a preliminary estimate of the sale value of improvements for removal or salvage.

b. Protection of Property. To provide for protection against vandalism and fire of vacated properties, the sponsor should:

- (1) Have all utilities disconnected.
- (2) Clean out other fire hazards.
- (3) Post property with notice of ownership.
- (4) Notify local police departments to provide security.

**8-3. OWNER RETENTION.** If the airport owner determines it to be practical and feasible, the owner of improvements or appurtenances on lands being acquired may be offered the option of retaining (buying back) the improvements or appurtenances at a retention (salvage) value predetermined by the airport owner. If the airport owner intends on allowing owner retention on the project, this value estimate should normally be made prior to the start of negotiations. Retention value may be determined by using the "sale for removal value" of similar acquired improvements. When buying back the improvement the owner agrees to remove the improvement from its present site, leaving the former site at an at-grade level free from rubble and any hazardous substance associated with the improvement being relocated. In lieu of a retention offer, the owner may be advised to purchase the acquired improvements under Sale for Removal procedures described at paragraph 8-5a.

**8-4. RENTAL OF PROPERTY.** The sponsor may permit a former owner or tenant, after acquisition of the property, to occupy the real property for a short term or a period subject to termination on short notice. However, before entering into a rental agreement, the sponsor should consider the liability it assumes on such property, the expenses involved in the maintenance and upkeep of the property while occupied, and the possible difficulty of collecting rent from the short-term occupier. If the sponsor has decided that continued occupancy of the property is prudent, it shall:

a. Establish a rental rate that does not exceed the fair market rent for such occupancy. Since the sponsor has the right to terminate occupancy on short notice, it also has the flexibility to establish a lower rental rate than might be found in a longer, fixed-term situation. However, rental rates must be applied uniformly throughout the project area.

b. When preparing an agreement, the sponsor may grant a free rent period of 90 days to a former owner-occupant of a dwelling in which he or she was residing at the time of acquisition. A tenant of an acquired dwelling should continue to pay the current market rent until vacancy of the property.

c. Supervise property and rental collections through term of the lease. The sponsor should also assure that all conditions of a lease are complied with and that improvements are vacated in time for clearance by sale and/or demolition before project construction or other need that requires clearance.

**8-5. DISPOSAL OF ACQUIRED IMPROVEMENTS.** As soon as a sufficient number of improvements are vacated, they should be scheduled for disposition.

a. Sale for Removal. Competitive bids shall be obtained through public auction, or sealed bids whenever practicable. Where feasible a marketing study should be made to determine the demand and the optimal offering price for sale of the property. At a minimum the sale shall be advertised sufficiently to assure adequate buyer competition. Advertised public auction is recommended as the most effective means to secure adequate competition. Should an improvement fail to sell at a public sale, a negotiated private sale of the real property may be pursued to dispose of the property.

Specifications for an acceptable bid or a negotiated sale, should require the purchaser to remove the improvements within a set time frame, to remove all debris, and to leave the site cleared and ready for project use. Normally foundations should be removed and basements or excavations filled to allow required drainage. Bid and sale offerings should cite the removal requirements and state that the purchaser is required to provide cash or bond in an amount sufficient to adequately clear the property.

Property may be disposed to nonprofit organizations or public agencies without cost where the proceeds from sale are expected to be nominal, or at a net savings to the AIP assisted project. On conveyance the non profit or public agency assumes the responsibility for adequate removal of the improvements and clearance of the site.

b. Demolition. Where sale for removal is not successful or is not feasible given the condition of the property or project schedule, the property may be advertised for demolition or adequately secured and left for the construction contractor to remove. If the property is contaminated with hazardous materials, the sponsor shall identify abatement measures that are necessary to clean up or dispose of such materials in compliance with applicable law. Restrictions should not be placed on the method used by the contractor to clear the improvement other than citing local ordinance and other statutory requirements.

**8-6. RODENT AND PEST CONTROL.** On all projects, the sponsor should determine if conditions are such that rodent and pest control measures are necessary. The intent of pest control and extermination is to prevent infestation of adjoining or proximate properties not being acquired.

**8-7. ASBESTOS REMOVAL AND DISPOSAL.** Asbestos containing material (ACM)'s were commonly used as materials for buildings constructed between 1950 and 1975. Emissions of asbestos to the ambient air that may result due to demolition and removal activities are controlled under Section 112 of the Clean Air Act, as provided by the National Emissions Standards for Hazardous Air Pollutants (NESHAP), 40 CFR Part 61, Subpart M. A contractor accredited locally under NESHAP may be required to inspect and supervise the demolition of acquired improvements that do or may contain ACM's in its building components.

**8-8. INCOME FROM PROPERTY MANAGEMENT.** A sponsor should contact the FAA project manager to specify land disposition requirements on AIP grant assisted projects. Land acquired with FAA grant reimbursement shall be disposed of in conformance to the sponsor's grant assurance to FAA. FAA Order 5100.38A, "Airport Improvement Program (AIP) Handbook" provides guidance on FAA land disposal policies and requirements for the use of the sales proceeds.

**APPENDIX 2. MOBILE HOME REPLACEMENT HOUSING PAYMENT ELIGIBILITY**

The following table is an outline of the different situations an airport sponsor may encounter when mobile homes are displaced from a project. Replacement housing payment eligibility is referenced to the sections contained in this Appendix.

ACQUISITION OF:	DISPLACEMENT OCCUPANCY STATUS	§ APPLICABLE SECTION NUMBER					
		Relocation Alternative :					
		purchase mobile home, purchase site	purchase mobile home, rents site	rents mobile home, purchase site	rents mobile home, rents site	purchases convent. dwelling	rents convent. dwelling
MOBILE HOME ONLY* (Mobile Home Owner Occupant Rents Site)	180 DAY OWNER	§ 1A2	§ 1A1	§ 1A5	§ 1A4	§ 1A3	§ 1A6
	90 DAY TENANT	§ 5C	§ 5D	§ 5B	§ 5A	§ 5F	§ 5E
	90 DAY OWNER	§ 3A2	§ 3A1	§ 3A5	§ 3A4	§ 3A3	§ 3A6
MOBILE HOME AND SITE*	180 DAY OWNER	§ 1B1	§ 1B2	§ 1B5	§ 1B4	§ 1B3	§ 1B6
	90 DAY TENANT MOBILE HOME	§ 5C	§ 5D	§ 5B	§ 5A	§ 5F	§ 5E
	90 DAY OWNER	§ 3B1	§ 3B2	§ 3B5	§ 3B4	§ 3B3	§ 3B6
SITE ONLY  (Owner Occupied Mobile Home is Personalty and May be Relocated)	180 DAY OWNER MOBILE HOME AND SITE	§ 1C1	§ 1C2	N/A	N/A	§ 1C5**	§ 1C6
	180 DAY OWNER MOBILE HOME, RENTS SITE	§ 1C3	§ 1C4	N/A	N/A	§ 1C5**	§ 1C6
	90 DAY TENANT MOBILE HOME	§ 5C	§ 5D	§ 5B	§ 5A	§ 5F	§ 5E
	90 DAY OWNER MOBILE HOME AND SITE	§ 3C1	§ 3C2	N/A	N/A	§ 3C5**	§ 3C6
	90 DAY OWNER MOBILE HOME, RENTS SITE	§ 3C3	§ 3C4	N/A	N/A	§ 3C5**	§ 3C6
CONVENTIONAL DWELLING	180 DAY OWNER	§ 2A	§ 2B	§ 2D	§ 2C		
	90 DAY TENANT	§ 6D	§ 6C	§ 6B	§ 6A		
	90 DAY OWNER	§ 4A	§ 4B	§ 4C	§ 4D		

**\*NOTE:** The RHP eligibility for these sections includes cases where the mobile home is personalty, but the airport owner determines the owner occupant is displaced because the mobile home may not be relocated to provide DSS replacement housing, see AC paragraph 7-3a(3).

**\*\*NOTE:** Case where a mobile home considered personalty may be moved, but the owner elects not to relocate the mobile home, see AC paragraph 7-5b(2) .

**SECTION 1. 180-DAY OWNER OCCUPANT OF THE MOBILE HOME.**

**A. SPONSOR ACQUISITION OF MOBILE HOME ONLY.**

***(Mobile Home Owner Occupant Rents Displacement Site)***

**§1A1.** When the displaced owner-occupant elects to purchase another mobile home and rent the mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser cost of (a) or (b) below, minus the acquisition cost of the displacement mobile home and 42 times the economic rent of the mobile home site.

(a) The airport owner's determination of the purchase price of an available comparable decent, safe, and sanitary (DSS) mobile home and 42 times the monthly rent of a comparable site; or

(b) The actual cost of the replacement DSS mobile home; PLUS the lesser of:

1 The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months, or

2 The actual rental amount for the replacement mobile home site over a 42 month period.

**§1A2.** When the displaced owner-occupant elects to purchase both a replacement mobile home and mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser of (a) or (b) below, minus the acquisition cost of the displacement mobile home and 42 times the economic rent of the mobile home site.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home plus 42 times the monthly rent of a comparable site; or

(b) The actual cost of the replacement DSS mobile home and the actual downpayment on the replacement mobile home site that does not exceed the percentage of purchase common in the area.

**§1A3.** When the displaced owner-occupant elects to purchase a conventional dwelling, a replacement housing payment not to exceed \$22,500, the amount being the lesser of (a) or (b) below, minus the acquisition cost of the displacement mobile home and 42 times the economic rent of the mobile home site.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home plus the amount necessary to rent an available comparable mobile home site for 42 months; or

(b) The actual cost of a DSS conventional dwelling.

**§1A4.** When the displaced owner-occupant elects to rent a replacement mobile home and mobile home site, a rental assistance payment not to exceed \$5,250<sup>a</sup>, the amount being the lesser of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS mobile home and mobile home site over a 42 month period.

**§1A5.** When the displaced owner-occupant elects to rent a mobile home and purchase a replacement mobile home site, a replacement housing payment not to exceed \$5,250<sup>a</sup>, the amount being the lesser of (a) or (b) below, minus 42 times the economic rent of the displacement mobile home and site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months; or

(b) The actual rental amount for the replacement decent safe, and sanitary mobile home over a 42 month period, plus the actual downpayment on the replacement mobile home site that does not exceed the percentage of purchase common in the area.

**§1A6.** When the displaced owner-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250<sup>a</sup>, the amount being the lesser of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS conventional dwelling over a 42 month period.

**B. SPONSOR ACQUISITION OF MOBILE HOME AND SITE.**

**§1B1.** When the displaced owner-occupant elects to purchase another mobile home and mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser of (a) or (b) below, minus the acquisition cost of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home and comparable mobile home site; or

(b) The actual cost of the replacement DSS replacement mobile home and mobile home site.

**§1B2.** When the displaced owner-occupant elects to purchase a mobile home and rent the mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser of (a) or (b) below, minus the acquisition cost of the displacement mobile home and site.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home and comparable mobile home site. or

(b) The actual cost of the replacement DSS mobile, PLUS the lesser cost of 1 or 2 below.

1 The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or

2 The actual rental amount for the replacement mobile home site over a 42 month period.

**§1B3.** When the displaced owner-occupant elects to purchase a conventional dwelling, a replacement housing payment not to exceed \$22,500, the amount being the lesser of (a) or (b) below, minus the acquisition cost of the displacement mobile home and site.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home and available comparable mobile home site; or

(b) The actual cost of the replacement DSS conventional dwelling.

**§1B4.** When the displaced owner-occupant elects to rent a replacement mobile home and mobile home site, a rental assistance payment not to exceed \$5,250\*, the amount being the lesser of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS mobile home and mobile home site over a 42 month period.

**§1B5.** When the displaced owner-occupant elects to rent a mobile home and purchase a replacement mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser of (a) or (b) below, minus the acquisition cost of the site.

(a) The airport owner's determination of the purchase price of a comparable mobile home site; or

(b) The actual cost of the replacement mobile home site.

**PLUS** the lesser of \$5250\*, or the lesser cost of 1 or 2 below minus 42 times the monthly economic rent of the displacement mobile home.

1 The airport owner's determination of the amount necessary to rent an available comparable mobile home for 42 months; or

2 The actual rental amount for the replacement mobile home over a 42 month period.

**§1B6.** When the displaced owner-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250\*, the amount being the lesser of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The amount the airport owner has determined as necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS conventional dwelling over a 42 month period.

**C. SPONSOR ACQUISITION OF MOBILE HOME SITE ONLY.**  
*(Owner Occupied Mobile Home is Personalty and May Be Relocated)*

**§1C1.** When the displaced owner-occupant owns the displacement mobile home site and elects to purchase a replacement mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser cost of (a) or (b) below minus the acquisition cost of the displacement mobile home site.

- (a) The airport owner's determination of the purchase price of an available comparable mobile home site; or
- (b) The actual cost of the replacement mobile home site.

**§1C2.** When the displaced owner-occupant owns the displacement mobile home site and elects to rent a replacement mobile home site, a rental assistance payment not to exceed \$5,250\*, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly the economic rent of the displacement mobile home site.

- (a) The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or
- (b) The actual rental amount for the replacement mobile home site over a 42 months period.

**§1C3.** When the displaced owner-occupant rents the displacement mobile home site and elects to purchase a replacement mobile home site, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser of:

- (a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months minus 42 times the monthly economic rent of the displacement mobile home and site; or
- (b) The actual downpayment on the replacement mobile home site that does not exceed the percentage of purchase common in the area.

**§1C4.** When the displaced owner-occupant rents the displacement mobile home site and elects to rent a replacement mobile home site, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the economic rent of the displacement mobile home site.

- (a) The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or
- (b) The actual rental amount for the replacement mobile home site over a 42 months period.

**§1C5.** When the displaced owner-occupant elects to purchase a conventional dwelling, the replacement housing payment not to exceed \$22,500, the amount being the APPLICABLE cost (a) or (b) below.

- (a) If the acquired site was owned, the estimated cost to move and set-up the mobile home at a comparable mobile home site plus the airport owner's determination of the cost to purchase a comparable mobile home site, minus the acquisition cost of the mobile home site. Or
- (b) If the acquired site was rented, the estimated cost to move and set-up the mobile home at a comparable mobile home site plus the airport owner's determination of the cost to rent a comparable site for 42 months minus, 42 times the economic monthly rent of the acquired site.

**§1C6.** When the displaced owner-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250\*, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the mobile home and mobile home site.

- (a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or
- (b) The actual monthly rent of the replacement DSS conventional dwelling over a 42 month period.



**SECTION 2. 180-DAY OWNER-OCCUPANT OF A CONVENTIONAL DWELLING  
WHO RELOCATES INTO A MOBILE HOME.**

**§2A.** When an displaced owner-occupant elects to purchase a mobile home and mobile home site as the replacement dwelling, such person may be eligible to receive a replacement housing payment not to exceed \$22,500, the amount being the lesser cost of (a) or (b) below, minus the acquisition cost of the acquired dwelling:

- (a) The airport owner's determination of the purchase price of an available comparable DSS conventional dwelling; or
- (b) The actual cost of the replacement DSS mobile home and mobile home site.

**§2B.** When an owner-occupant elects to purchase a mobile home and rent the mobile home site, such person may be eligible to receive a replacement housing payment not to exceed \$22,500, the amount being the lesser cost of (a) or (b) below, minus the acquisition cost of the acquired dwelling;

- (a) The airport owner's determination of the purchase price of an available comparable DSS conventional dwelling; or
- (b) The actual cost of the replacement DSS mobile home plus the actual rental amount for the replacement mobile home site over a 42 month period.

**§2C.** When an owner occupant elects to rent a mobile home and mobile home site, such person may be eligible to receive a rental assistance payment **not to exceed \$5,250 \***, the amount being the lesser cost of (a) or (b) below, minus 42 times the economic rent of the displacement dwelling.

- (a) The airport owner's determination of the amount necessary to rent an available comparable DSS conventional dwelling for 42 months; or
- (b) The actual rental amount for the replacement DSS mobile home and mobile home site.

**§2D.** When an owner-occupant elects to rent a mobile home and purchase a replacement mobile home site, a replacement housing payment not to exceed \$22,500, the amount being the lesser of:

- (a) The airport owner's determination of the purchase price of an available comparable DSS conventional dwelling less the acquisition cost of the acquired dwelling; or
- (b) The actual purchase cost of the mobile home site; plus an amount (if any), **not to exceed \$5250\***, equal to 42 times the increased monthly rental cost of the replacement DSS mobile home, i.e. actual monthly rent of the replacement mobile home minus the economic monthly rent of the acquired dwelling.

**SECTION 3: 90-DAY MOBILE HOME OWNER-OCCUPANT.**

**A. SPONSOR ACQUISITION OF MOBILE HOME ONLY.  
(Mobile Home Owner Occupant Rents Displacement Site)**

**§3A1.** When the displaced owner-occupant elects to purchase another mobile home and rent the mobile home site, a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

- (a) The airport owner's determination of the purchase price of an available comparable DSS mobile home plus 42 times the monthly rent of a comparable site, minus the acquisition cost of the displacement mobile home and 42 times the monthly economic rent of the mobile home site; or
- (b) The actual down payment on the replacement DSS mobile home that does not exceed the percentage of purchase normal in the area; **PLUS** the lesser of 1 or 2 below, minus 42 times the monthly economic rent of the displacement site:

- 1 The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or
- 2 The actual rental amount for the replacement mobile home site over a 42 month period.

**§3A2.** When the displaced owner-occupant elects to purchase both a replacement mobile home and mobile home site, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home, and the amount necessary to rent an available comparable mobile home site for 42 months, minus the acquisition cost of the displacement mobile home and 42 times the monthly economic rent of the mobile home site; or

(b) The actual downpayment on the replacement DSS mobile home and site that does not exceed the percentage of purchase normal in the area.

**S3A3.** When the displaced owner-occupant elects to purchase a conventional dwelling, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home, and the amount necessary to rent an available comparable mobile home site for 42 months minus; the acquisition cost of the displacement mobile home and 42 times the monthly economic rent of the mobile home site. or

(b) The actual downpayment on the replacement DSS conventional dwelling.

**S3A4.** When the displaced owner-occupant elects to rent a replacement mobile home and mobile home site, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site; or

(b) The actual rental amount for the replacement DSS mobile home and mobile home site.

**S3A5.** When the displaced owner-occupant elects to rent a mobile home and purchase the replacement mobile home site, a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months, minus 42 times the monthly economic rent of the displacement mobile home and site; or

(b) The actual downpayment on a replacement mobile home site that does not exceed the percentage of purchase normal in the area; PLUS the lesser cost of 1 or 2 below, minus 42 times the economic monthly rent of the displacement mobile home:

1 The airport owner's determination of the amount necessary to rent an available comparable mobile home for 42 months; or

2 The actual rental amount for the replacement mobile home over a 42 month period.

**S3A6.** When the displaced owner-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS conventional dwelling over a 42 month period.

## **B. SPONSOR ACQUISITION OF MOBILE HOME AND SITE.**

**S3B1.** When the displaced owner-occupant elects to purchase another mobile home and mobile home site, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser of:

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home and an available comparable mobile home site less the acquisition cost of the acquired mobile home and site; or

(b) The actual amount of downpayment made on the replacement DSS mobile home and mobile home site that does not exceed the percentage of purchase common in the area.

**S3B2.** When the displaced owner-occupant elects to purchase another mobile home and rent a mobile home site, a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home plus 42 times the monthly rent of a comparable site, minus the acquisition cost of the displacement mobile home and 42 times the monthly economic rent of the mobile home site; or

(b) The actual downpayment on the replacement DSS mobile home that does not exceed the percentage of purchase normal in the area; PLUS the lesser cost of 1 or 2 below, minus 42 times the monthly economic rent of the displacement site.

1 The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or

2 The actual rental amount for the replacement mobile home site over a 42 month period.

**§3B3.** When the displaced owner-occupant elects to purchase a conventional dwelling, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable DSS mobile home and available comparable mobile home site minus, the acquisition cost of the displacement mobile home and mobile home site; or

(b) The actual downpayment on the replacement DSS conventional dwelling that does not exceed the percentage of purchase normal in the area.

**§3B4.** When the displaced owner-occupant elects to rent a replacement mobile home and mobile home site, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and available comparable mobile home site; or

(b) The actual rental amount for the replacement decent, safe and sanitary mobile home and mobile home site.

**§3B5.** When the displaced owner-occupant elects to rent a mobile home and purchase a replacement mobile home site, a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below,.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home for 42 months plus the airport owner's determination of the purchase price of comparable site, minus 42 times the monthly economic rent of the displacement mobile home and the acquisition cost of the site; or

(b) The actual downpayment on a replacement mobile home site that does not exceed the percentage of purchase normal in the area; PLUS the lesser cost of 1 or 2 below, minus 42 times the economic monthly rent of the displacement mobile home:

1 The airport owner's determination of the amount necessary to rent an available comparable mobile home for 42 months; or

2 The actual rental amount for the replacement mobile home over a 42 month period.

**§3B6.** When the displaced owner-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS conventional dwelling over a 42 month period.

### **C. SPONSOR ACQUISITION OF MOBILE HOME SITE ONLY.** *(Owner Occupied Mobile Home is Personalty and May Be Relocated)*

**§3C1.** When the displaced owner-occupant owns the displacement mobile home site and elects to purchase a replacement mobile home site, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable mobile home site minus, the acquisition cost of the displacement mobile home site; or

(b) The actual downpayment on the replacement mobile home site that does not exceed the percentage of purchase common in the area.

**§3C2.** When the displaced owner-occupant owns the displacement mobile home site and elects to rent a replacement mobile home site, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement mobile home site over a 42 month period.

**§3C3.** When the displaced owner-occupant rents the displacement mobile home site and elects to purchase a replacement mobile home site, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser of:

(a) The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months minus 42 times the economic rent of the acquired mobile home site; or

(b) The actual downpayment on the replacement mobile home site that does not exceed the percentage of purchase normal in the area.

**§3C4.** When the displaced owner-occupant rents the displacement mobile home site and elects to rent a replacement mobile home site, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement mobile home site over a 42 month period.

**§3C5.** When the displaced owner-occupant elects to purchase a conventional dwelling, the replacement housing payment not to exceed \$5,250, the amount being the lesser of (a) or (b) below.

(a) The estimated cost to move and set-up the mobile home at a comparable mobile home site plus the airport owner's determination of the cost to purchase a comparable mobile home site minus, the acquisition cost of the mobile home site; or

(b) The actual downpayment on the conventional dwelling that does not exceed the percentage of purchase normal in the area.

**§3C6.** When the displaced owner-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent for the mobile home and mobile home site.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(b) The actual rental amount for the replacement DSS conventional dwelling over a 42 month period.

#### **SECTION 4: 90-DAY OWNER-OCCUPANT OF A CONVENTIONAL DWELLING WHO RELOCATES INTO A MOBILE HOME.**

**§4A.** When an owner-occupant elects to purchase a mobile home and mobile home site, such person may be eligible to receive a downpayment assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable DSS dwelling minus the acquisition cost of the displacement dwelling; or

(b) The actual downpayment on the replacement mobile home and mobile home site that does not exceed the percentage of purchase normal in the area.

**§4B.** When an owner-occupant elects to purchase a mobile home and rent a mobile home site, such person may be eligible to receive a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below.

(a) The airport owner's determination of the purchase price of an available comparable DSS conventional dwelling, minus the acquisition cost of the displacement dwelling; or

(b) The actual downpayment on a replacement mobile home that does not exceed the percentage of purchase common in the area plus, the actual rental amount for the replacement mobile home site over a 42 month period minus 42 times the economic rent of the displacement site (estimated for conventional home site).

§4C. When an owner-occupant elects to rent a mobile home and mobile home site, such person may be eligible to receive a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement dwelling.

(a) The airport owner's determination of the amount necessary to rent an available comparable DSS conventional dwelling for 42 months; or

(b) The actual rental amount for the replacement DSS mobile home and mobile home site over a 42 month period.

§4D. When the owner-occupant elects to rent a mobile home and purchases a mobile home site, such person may be eligible to receive a replacement housing payment not to exceed \$5,250, the amount the lesser cost of (a) or (b) below, minus 42 times the monthly economic rent of the displacement dwelling.

(a) The airport owner's determination of the amount necessary to rent a comparable DSS conventional dwelling for 42 months; or

(b) The actual rental amount for the replacement DSS mobile home for 42 months, plus the actual downpayment on the replacement mobile home site that does not exceed the percentage of purchase normal in the area.

#### **SECTION 5: 90-DAY TENANT-OCCUPANT OF A MOBILE HOME.**

§5A. When the displaced tenant-occupant elects to rent another mobile home and mobile home site, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (1) or (2) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(2) The actual rental amount for the replacement DSS mobile home and mobile home site over a 42 month period.

§5B. When the displaced tenant-occupant elects to rent another mobile home and purchase a replacement mobile home site, a replacement housing payment not to exceed \$5,250, the amount the lesser of:

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months minus 42 times the monthly economic rent of the displacement mobile home and site; or

(2) The actual downpayment on a replacement mobile home site that does not exceed the percentage of purchase normal in the area; PLUS the lesser cost of 1 or 2 below, minus 42 times the economic monthly rent of the displacement mobile home:

a The airport owner's determination of the amount necessary to rent an available comparable mobile home for 42 months; or

b The actual rental amount for the replacement mobile home over a 42 month period.

§5C. When the displaced tenant-occupant elects to purchase a mobile home and mobile home site, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser of:

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months minus 42 times the monthly economic rent of the displacement mobile home and site; or

(2) The actual downpayment on the replacement DSS mobile home and mobile home site that does not exceed the percentage of purchase normal in the area.

§5D. When the displaced tenant-occupant elects to purchase a mobile home and rent a mobile home site, a replacement housing payment not to exceed \$5,250, the amount being the lesser of:

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months minus 42 times the monthly economic rent of the displacement mobile home and site; or

(2) The actual downpayment on the replacement mobile home that does not exceed the percentage of purchase normal in the area, PLUS the lesser cost of a or b below, minus 42 times the monthly economic rent of the displacement mobile home site.

a The airport owner's determination of the amount necessary to rent an available comparable mobile home site for 42 months; or

b The actual rental amount for the replacement mobile home site over a 42 month period.

**§5E.** When the displaced tenant-occupant elects to rent a conventional dwelling, a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (1) or (2) below, minus 42 times the monthly economic rent of the displacement mobile home and mobile home site.

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and an available comparable mobile home site for 42 months; or

(2) The actual rental amount for the replacement DSS conventional dwelling over a 42 month period.

**§5F.** When the displaced tenant-occupant elects to purchase a conventional dwelling, a downpayment assistance payment not to exceed \$5,250, the amount being the lesser of:

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS mobile home and site for 42 months minus 42 times the monthly economic rent of the displacement mobile home and site; or

(2) The actual downpayment on the replacement DSS conventional dwelling that does not exceed the percentage of purchase normal in the area.

#### **SECTION 6: 90-DAY TENANT-OCCUPANT OF A CONVENTIONAL DWELLING WHO RELOCATES INTO A MOBILE HOME.**

**§6A.** When the displaced tenant-occupant elects to rent a mobile home and mobile home site, such person may be eligible to receive a rental assistance payment not to exceed \$5,250, the amount being the lesser cost of (1) or (2) below, minus 42 times the monthly economic rent of the displacement dwelling.

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS conventional dwelling for 42 months; or

(2) The actual rental amount for the replacement DSS mobile home and mobile home site over a 42 month period.

**§6B.** When a displaced tenant-occupant elects to rent a mobile home and purchase a mobile home site, such person may be eligible to receive a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (1) or (2) below.

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS conventional dwelling, minus 42 times the monthly economic rent of the displacement dwelling; or

(2) The actual downpayment on the replacement mobile home site that does not exceed the normal percentage of purchase in the area plus; the actual rental amount for the replacement DSS mobile home for 42 months minus 42 times the monthly economic rent of the displacement dwelling (estimated for the conventional dwelling).

**§6C.** When a displaced tenant-occupant elects to purchase a mobile home and rent a mobile home site, such person may be eligible to receive a replacement housing payment not to exceed \$5,250, the amount being the lesser cost of (1) or (2) below.

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS conventional dwelling for 42 months, minus 42 times the monthly economic rent of the acquired dwelling; or

(2) The actual downpayment on the replacement DSS mobile home that does not exceed the normal percentage of purchase in the area plus; the actual rental amount for the replacement mobile home site over a 42 month period minus 42 times the monthly economic rent of the displacement site (estimated for conventional home site).

**§6D.** When a displaced tenant-occupant elects to purchase both a mobile home and mobile home site, such person may be eligible to receive a downpayment assistance payment not to exceed \$5,250, the amount being the lesser cost of (1) or (2) below.

(1) The airport owner's determination of the amount necessary to rent an available comparable DSS conventional dwelling for 42 months, , minus 42 times the monthly economic rent of the displacement dwelling; or

(2) The actual downpayment on the replacement DSS mobile home and mobile home site that does not exceed the percentage of purchase normal in the area.

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\* The replacement housing payment to an eligible 180-day owner who elects to rent a replacement mobile home or conventional dwelling may not exceed the statutory limit of \$5,250 for a rental assistance payment. For an eligible owner changing status to a tenant, last resort housing procedures are only required to be applied if the replacement housing payment eligibility computed to own a comparable dwelling exceeds the statutory limit of \$22,500.







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of Transportation

**Federal Aviation  
Administration**

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